

ANNUAL TOWN MEETING MAY 5, 2023-PROCEEDINGS

The Moderator, Tom Merolli called the meeting to order at 7:05 pm. The Moderator led Town Meeting in the Pledge of Allegiance. He dispensed with the reading of the warrant. The Moderator went over the rules and procedures for the meeting.

Michael Merolli, Select Board Chair asked for a moment of silence for those residents who had served the town and had passed away in 2022. Mr. Merolli also recognized Alan Tetreault, Lawney Tinio, Jeanne Davoren, and Kimberly Newman for their service to the town as they move on to other ventures.

The voters allowed the following non-residents/voters into the meeting:

Dr. Maureen Cohen-MURSD Superintendent
Dr. Michael Fitzpatrick – BVT Superintendent
Kim Newman-Town Administrator
Karis North-Town Counsel
Jack Hunter – Town Planner
Tyler James – ABMI
Renee Demers – Senior Center
Jeanne Demers – Senior Center
Andrew Jenrich – Taft Library Director

ARTICLE 1 Voted that any motion or amendment to increase any monetary articles or line items as proposed by the Finance Committee, presented at this Town Meeting shall be OUT OF ORDER unless such motion, or amendment, states the source of funding as being from available free cash, another line item, another article, or some combination that will be reduced by the same amount

YES 129

NO 9

PASSED MAJORITY

CONSENT CALENDAR – Voted to add articles 5 – 11, 17, 20-22, 24, & 32 to the consent calendar

YES 112

NO 17

PASSED 2/3rds MAJORITY

ARTICLE 5 Voted to appropriate funds provided to the Town by the Commonwealth pursuant to so-called Chapter 90 type money and such other funds as the Commonwealth of Massachusetts Department of Transportation (including its Highway Division) may provide, and to authorize the Select Board to enter into contracts with the Massachusetts Department of Transportation (including its Highway Division) for so-called Chapter 90 type money and such other funds allocated to the Town.

ARTICLE 6 Voted to raise and appropriate \$6,500 to fund the FY24 portion of the Assessor's Cyclical Inspection Program.

ARTICLE 7 Voted that the Town vote to raise and appropriate \$17,000 to fund the FY24 portion of the Update Valuation Account.

- ARTICLE 8** Voted to raise and appropriate \$2,500 for Police Department State/Federal General Matching Grants.
- ARTICLE 9** Voted to transfer \$7500 from the National Opioid Settlement Program funds to the Police Department budget, line-item National Opioid Settlement Expenses, for qualified opioid remediation programs.
- ARTICLE 10** Voted to transfer \$133,306 from the Community Preservation Budgeted Reserve Account to fund the FY24 Police Station Debt Exclusion.
- ARTICLE 11** Voted to approve the Mendon Five-Year Land Use Program, copies of which are available in the Town Clerk's office and at the Town website.
- ARTICLE 17** Voted to set the limits on the Revolving Funds in accordance with M.G L.C. 53E1/2 as follows

Revolving Fund	Limit on Spending
Library	\$6,000
Planning Board	\$30,000
Highway	\$25,000
Conservation	\$25,000
Parks	\$165,000
Fire Department	\$10,000
Title V (Board of Health)	\$25,000
Police Department	\$15,000

- ARTICLE 20** Voted to transfer \$600 from the Survey of Inman Hill Account voted at the ATM 5/8/21 ATM Art 39 into the Land Bank Account.
- ARTICLE 21** Voted to transfer \$400 from the Inman Pond Account voted in Article 21 at the 5/6/16 ATM back into the Land Bank Account.
- ARTICLE 22** Voted to transfer \$2500 from the Meadow Brook Woods Account voted in Article 20 at the 5/3/19 ATM back into the Land Bank Account.
- ARTICLE 24** Voted to set aside \$766,605 for later spending from the FY24 Community Preservation Revenues (10%) \$76,660 for open space; (10%) \$76,660 for historic preservation; (10%) \$76,660 for Affordable Housing, (65%) \$498,293 Budgeted Reserve and (5%) \$38,330 for Administration.
- ARTICLE 32** Voted to transfer \$1,200 from the RR Gutters Account voted at the 6/29/20 ATM Art 19 into the Community Preservation Historical Preservation Account.

CONSENT CALENDAR
YES 140
NO 7
PASSED MAJORITY

ARTICLE 2 Voted to fix the salaries and compensations of the elected officials of the Town for FY24, as follows,

Elected Officials	Stipends	Salary	FY24 Total
Board of Health - Chairman	\$ 225		\$ 225
Board of Health - Member 2	\$ 175		\$ 175
Board of Health - Member 3	\$ 175		\$ 175
Planning Board - Chairman	\$ 225		\$ 225
Planning Board - Member 2	\$ 175		\$ 175
Planning Board - Member 3	\$ 175		\$ 175
Planning Board - Member 4	\$ 175		\$ 175
Planning Board - Member 5	\$ 175		\$ 175
Selectman - Chairman	\$ 2,200		\$ 2,200
Selectman - Member 2	\$ 2,000		\$ 2,000
Selectman - Member 3	\$ 2,000		\$ 2,000
Selectman - Member 4	\$ 2,000		\$ 2,000
Selectman - Member 5	\$ 2,000		\$ 2,000
Board of Assessors - Member1	\$ 300		\$ 300
Board of Assessors - Member2	\$ 250		\$ 250
Board of Assessors - Member3	\$ 250		\$ 250
Moderator	\$ -		\$ 100
Town Clerk	\$ 3,800	\$ 69,985	\$ 73,785
Tree Warden	\$ 3,500		\$ 3,500

YES 124

NO 5

PASSED MAJORITY

ARTICLE 3 Voted to raise and appropriate and/or transfer \$2,309.46 from Free Cash to pay Bills of a Prior Year.

YES 144

NO 6

PASSED 4/5ths MAJORITY

ARTICLE 4 Voted to raise and appropriate the sums of money as read under Article 4 to defray charges and expenses of the Town including debt & interest and to provide for a reserve fund for the ensuing year.

YES 140

NO 9

PASSED MAJORITY

ARTICLE 12 Voted authorize the Select Board to enter into a lease agreement of up to seven years for the acquisition and outfitting of an ambulance.

YES 146

NO 7

PASSED MAJORITY

- ARTICLE 13** Voted to transfer \$75,000 from the Stabilization account for the lease of a Multi-Purpose Trackless and Dump Truck vehicle for the Highway Department; and to authorize the Select Board to enter into an eight (8) year lease agreement for a Multi-Purpose Trackless and Dump Truck vehicle.
YES 103
NO 49
PASSED 2/3rds MAJORITY
- ARTICLE 14** Voted to transfer \$35,000 from Free Cash for the purpose of engineering design work for Senior Center Expansion.
YES 147
NO 10
PASSED MAJORITY
- ARTICLE 15** Voted to transfer \$100,000 from the Stabilization account for the design and installation of a water treatment system for the Town Hall campus well.
YES 134
NO 22
PASSED 2/3rds MAJORITY
- ARTICLE 16** Voted to raise and appropriate the following sums of money to operate the Water Enterprise Fund for the fiscal year beginning on July 1, 2023 (FY2024):
- Salaries - \$4,800.00
Contracted Services - \$13,500
Expenses - \$13,600
Water Infrastructure Repair & Replacement Fund - \$10,772
Purchase of Water - \$160,000
Total: \$202,672
- and that \$202,672 be raised as follows:
Department Receipts - \$191,900
Retained Earnings - \$10,772
YES 141
NO 11
PASSED MAJORITY
- ARTICLE 18** Voted to Pass Over this article.
YES 133
NO 10
PASSED MAJORITY
- ARTICLE 19** Voted to amend the article to exclude parcel numbers 1, 3, 6, & 7 from the Age Restricted Mixed Use Overlay map.

YES – 95 NO – 59

PASSED MAJORITY

Voted to

- a. Amend the Mendon Zoning Bylaws, adding 5.05 Age Restricted Mixed Use Overlay District (ARMUD)
- b. Approve the amended map entitled "Age Restricted Mixed Use Overlay District (ARMUD) Parcels May 2023" , excluding parcels 1,3,6,7

YES 137

NO 19

PASSED 2/3rds MAJORITY

ARTICLE 23

Voted to transfer \$31,640 from the CPA Affordable Housing Coordinator Account to the CPA Affordable Housing Account, leaving \$8,360 in the CPA Affordable Housing Coordinator Account to fund the FY24/FY25 Part time Affordable Housing Coordinator Position

YES 124

NO 5

PASSED MAJORITY

ARTICLE 25

Voted to transfer \$220,000 from Community Preservation Account, contingent on Parkland Acquisitions and Renovations for Communities (PARC) grant funding, Budgeted Reserve Account to fund the costs to install field lights on Pezzella and Lowell fields, in Memorial Park, 29 Millville Rd, which is dedicated to active recreational purposes under M.G.L. Chapter 45, Section 3, and to authorize the Select Board to file on behalf of the Town of Mendon any and all grants deemed necessary under the PARC Grant Program Act (301 CMR 5.00) and the Town of Mendon be authorized to enter into all agreements and execute any and all instruments as may be necessary to behalf of the Town to affect said project.

YES 139

NO 9

PASSED MAJORITY

ARTICLE 26

Voted to transfer \$110,000 from the CPA Accounts; \$75,000 CPA Historical Preservation Account and \$35,000 from the Community Preservation Budgeted Reserve Account to be used as matching funds for a Massachusetts Preservation Project Fund Grant. The matching funds will be used to begin stabilization and restoration work needed for the Records Room located at 13 Main Street. The matching request is for 50% (\$70,000) of the total cost plus an additional 25% as contingency funds which will be returned to the Community Preservation Historic Account if not needed.

YES 129

NO 11

PASSED MAJORITY

ARTICLE 27 Voted to amend the article to correct the parcel ID from 18: 11-174-18 to 13 8-174-18
YES 105
NO 4
PASSED MAJORITY

Voted to transfer the care, management and control of the Records Room and the land associated with the building located at 13 Main Street Mendon, MA. (Assessors' parcel identification number of 13 8-174-18) to the Select Board for the purpose of developing a plan for the preservation and adaptive municipal and community use, and for the purpose of conveying a perpetual historic preservation restriction therein, and to authorize the Select Board to convey a perpetual historic preservation restriction encumbering said *Seth Hastings Law Office – Records Room* land and building to the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission, on such terms and conditions, and for such consideration, as the Select Board deems appropriate.

YES 109
NO 7
PASSED 2/3rds MAJORITY

ARTICLE 28 Voted to Pass Over this article.
YES 104
NO 8
PASSED MAJORITY

ARTICLE 29 Voted to transfer \$990,000 from the Community Preservation Accounts; \$200,000 from the Community Preservation Open Space Account and \$790,000 from the Community Preservation Budgeted Reserve Account to purchase the 60+/- acre Paddock Property located at 73 Providence Street in Mendon, Worcester District Registry of Deeds, Book 42191, page 264, and 75 Providence Street in Mendon, Worcester District Registry of Deeds, Book 42191, page 268, to use for CPA approved open space, affordable housing and/or recreation purposes.
YES 94
NO 45
PASSED MAJORITY

ARTICLE 30 Voted to establish a conservation restriction on the 3.51 +/- acre "Access Easement to Parcel C" on 8 Morrison Drive, such easement is adjacent to and will provide access to the 24.5+/- acre "Applewood Open Space Parcel C" as seen on the Guerriere & Halnon, Inc. Engineering & Land Surveying plan entitled, "Easement, Plan of Land, 8 Morrison Drive, Mendon, Mass." dated June 12, 2022, Sheet 1 of 1.
YES 93
NO 11
PASSED MAJORITY

ARTICLE 31 Voted to \$22,450 from the Community Preservation Budgeted Reserve Account for a conservation restriction on the 60+/- acre Paddock Property located at 73 Providence Street in Mendon, Worcester District Registry of Deeds, Book 42191, page 264, and 75 Providence Street in Mendon, Worcester District Registry of Deeds, Book 42191, page 268
YES 91
NO 23
PASSED MAJORITY

ARTICLE 33 Voted to transfer the care, custody, management and control of approximately 0.25 acres of Town owned land located at 50 Milford St, as shown as Lots 1 and 2 of Block C, on a Plan entitled "Edgewood," by Hatfield Bowl Realty Corp., dated May 1927, recorded in the Worcester Registry of Deeds, Book 50, Page 16, from the Select Board for general municipal purposes to the Select Board for disposition.

YES 93

NO 12

PASSED 2/3rds MAJORITY

ARTICLE 34 Voted to amend Chapter 30 of the General By-Laws - Historic District By-Law by amending section 9.3 to remove the word "color" and amending the appendix and inserting the description of the 2 new districts

Amend:

9.3 Nothing in this Bylaw shall be construed to prevent the ordinary maintenance, repair or replacement of any EXTERIOR ARCHITECTURAL FEATURE within a DISTRICT which does not involve a change in design, material, or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any CONSTRUCTION or ALTERATION under a permit duly issued prior to the effective date of this Bylaw.

Insert:

Appendix 3: Washington Street District

The Taft Homestead District shall be a DISTRICT area under this Bylaw. The location and boundaries of the Taft Homestead District are defined and shown on the Local Historic District Map of the Town of Mendon, which is part of this Bylaw.

Appendix 4: Jotham Hayward Homestead District

The Jotham Hayward Homestead District (6 Bates Street) shall be a DISTRICT area under this Bylaw. The location and boundaries of the Jotham Hayward Homestead District are defined and shown on the Local Historic District Map of the Town of Mendon, which is part of this Bylaw

YES 113

NO 5

PASSED 2/3rds MAJORITY

ARTICLE 35 Voted to transfer \$5,000 from Free Cash to purchase water testing equipment and related supplies

YES 108

NO 3

PASSED MAJORITY

ARTICLE 36 Voted to amend the article to include the funding source – Free Cash.

YES 101

NO 1

PASSED MAJORITY

Voted to transfer \$4,000 from Free Cash for the purchase of outdoor enclosures for Automatic External Defibrillators (AED's) and related hardware and installation costs; to be located in the town parks

YES 106

NO 4

PASSED MAJORITY

ARTICLE 37

Voted to transfer \$20,000 from Free Cash for Community Celebrations.

YES 95

NO 8

PASSED MAJORITY

ARTICLE 38

Voted to authorize the Select Board to grant Verizon New England Inc. an easement in perpetuity, to lay, construct, reconstruct, operate, maintain, replace, and remove lines for the transmission of intelligence and telecommunications upon, over, under and across land shown on Town of Mendon Assessors Map 11, Block 174, Lot 18 and Lot 20.

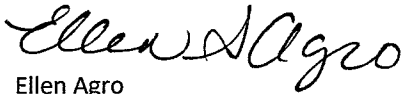
YES 99

NO 6

PASSED 2/3rds MAJORITY

A motion to dissolve the warrant was made at 9:27pm. The tellers for the meeting were Kathy Rich and Nancy Fleury. Officer Nick Erskine was the officer on duty. There were 166 voters in attendance.

A true copy. Attest:



Ellen Agro
Town Clerk